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**Sent:** 12/08/2022 4:14:44 PM  
**Subject:** SUBMISSION 10-12 Boondah Road Warriewood

Attention Strategic Planning

**Re: rezoning application for 10-12 Boondah Road, Warriewood**

**Ref: PEX2022/0001 - SUBMISSION**

Dear Sir/Madam,

Many thanks for sending my family courtesy notification about the rezoning application for 10-12 Boondah Road, Warriewood. Following from our phone conversation earlier today I advise the following:

I have a number of matters we intend to raise about the rezoning proposal. However, we have had little time to adequately engross all the relevant documents posted on Council's website and provide adequate feedback. We believe we do need to consult experts and liaise more fully with our neighbouring property owners at 6 Boondah Road. I am aware that they have now received from you a courtesy notice and that they will submit a very brief preliminary response to you today and will also request more time to more fully respond.

I understand from you that Council will allow us extension of time to provide a more detailed response up to the extended date of COB, Friday 19 August 2021. We will endeavour to do so. However, this is still a relatively short time for us to respond adequately, since we may need to consult professional specialists for advice.

1. Our perceived need to masterplan potential development of the four remaining private properties along the southernmost end of Boondah Road. This will be an opportunity lost. As you may be aware, these four properties together represent the largest area of privately owned rural zoned land in the coastal zone of Northern Beaches LGA, and as far as I am aware in Sydney's entire coastal zone. If 10-12 Boondah Road is rezoned, the two remaining properties (approximately 20,000 square metres) will still represent the largest area of such landholding. Our two private lands are in very close proximity to Warriewood Square shopping Mall, innumerable sports fields, the wetland reserve with a waterfall, the entrance to Narrabeen Lagoon, the largest lagoon in Sydney, Narrabeen-Collaroy Beach, which is the longest beach in Sydney. It can be seen that our privately owned lands represent an appropriate location for fulfilling the requirements of the NSW State Government's Housing Strategy and its Ageing In Place Strategies. We believe that this omission will be a significant lost opportunity for Council.

2. The second major issue is the proposed build-up of the land on 10-12 Boondah Road. We believe that Council should ensure that there is **no** increased risk or increase of run off and floodwater onto our adjoining property. This we regard as a very serious risk, any increase at all (not just "significant" increase in floodwater susceptibility) will have an unacceptable impact on our property and its various values.

We do have other potential concerns that we should address in our provision of further information to you next week.

Yours faithfully

Helena Sekulich  
On behalf of Trbojevic Family  
8 Boondah Road Warriewood  
0419-990-949

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